

BOARD OF APPEAL REFERRALS

August 6, 1981

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MEMORANDUM

AUGUST 6, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/18/81

Z-5276

Elaine Cantor

1409-1417 Washington St., Boston
near Pelham St.

Five-story structure.

District(s): apartment H-3-U _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 24 apartments and three stores to
24 apartments, two offices and restaurant.

Violation(s):
Section

9-2 Change in a non-conforming use.

Existing offices (insurance agency & employment agency) and small sit-in
restaurant are consistent with Residential-Local Business area. No community
opposition. Recommend approval.

VOTED: In reference to Petition Z-5276, brought by
Elaine Cantor, 1409-1417 Washington Street,
Boston, for a change in a non-conforming use
for change of occupancy from 24 apartments and
three stores to 24 apartments, two offices, and
restaurant in an Apartment (H-3-U) urban renewal
area subdistrict, the Boston Redevelopment
Authority recommends approval. Existing offices
(insurance agency & employment agency) and
small sit-in restaurant are consistent with
Residential-Local Business area. No community
opposition.



Z-5276
1409-1417 WASHINGTON ST
(B.P.)

Board of Appeal Referrals

8/6/81

Z-5277

Frank & Caterine Rania
20 Henchman St., Boston
near Commercial St.

Hearing: 8/18/81.

Three-story structure.

District(s):	apartment H-3	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from three to eight apartments;
Erect two-story addition.

Violation(s):

Section

- 8-7 Any dwelling converted for more families which does not meet the requirements of open space is forbidden in an H-3 District.
- 15-1 Floor area ratio is excessive.
- 17-1 Open space is insufficient.
- 23-1 Off-street parking is insufficient.

Proposed occupancy is consistent with multi family neighborhood. Off-street parking facilities exist on nearby Commercial Street. Recommend approval with proviso.

VOTED: In reference to Petition Z-5277, brought by Frank & Caterina Rania, 20 Henchman Street, Boston, for a forbidden use and three variances for change of occupancy from three to eight apartments and erect two story addition in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval provided plans for addition are submitted to the Authority for design review.



Z-5217
20 HENCHMAN ST.
(B.R.)

NORTH END
PLAYGROUND

PVT JOHN
DETILLOPP
PLAYGROUND

ST. MARY'S
H.C. CHURCH

PLAYGROUND

ST. EDWARD'S
H.C. CHURCH

ST. STEPHEN'S
H.C. CHURCH

ST. ANNE'S
H.C. CHURCH

ST. MICHAEL'S
H.C. CHURCH

ST. JOHN'S
H.C. CHURCH

ST. PETER'S
H.C. CHURCH

ST. PAUL'S
H.C. CHURCH

ST. MARY'S
H.C. CHURCH

Board of Appeal Referrals

8/6/81

Z-5278

Frank Orlando

321 Adams St., Dorchester
at Gibson St.

Hearing: 8/18/81

Gas service station.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____L-1	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from gas service station to gas service station,
repair shop garage and outdoor storage of towed vehicles.

Violation(s):

Section

8-7 Outdoor storage of towed motor vehicles is conditional in an
L-1 District.

8-7 Repair shop garage is conditional in an L-1 District.

Immediate area is primarily commercial. These uses have existed for
several years with support of abutters and neighbors. Building will be
renovated in near future. Recommend approval.

VOTED: In reference to Petition Z-5278,
brought by Frank Orlando, 321
Adams Street, Dorchester, for two
conditional uses for change of
occupancy from gas service station to
gas service station, repair shop garage
and outdoor storage of towed vehicles
in a Local Business (L-1) District. The
Boston Redevelopment Authority recommends
approval. Immediate area is primarily
commercial. These uses have existed for
several years with support of abutters
and neighbors. Building will be renovated
in near future.



Z-5278
321 ADAMS ST.
(DOR.)

Board of Appeal Referrals 8/6/81

Z-5286

Robert Brown

33 Hendry Street, Dorchester
near Clarkson St.

Hearing: 8/18/81.

Three-story structure.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from three family dwelling to
lodging house - 22 lodgers.

Violation(s):
Section

8-7 Dwelling converted for more families which does not meet the
requirements of lot area and off-street parking is forbidden
in an R-.8 District.

8-7 Lodging house is conditional in an R-.8 District.

14-2 Lot area is insufficient.

23-1 Off-street parking is insufficient.

Lodging house is existing and presently accommodates eight lodgers.
Use is incompatible with residential character of properties on this
dead end street. Neighbors and abutters are opposed. Recommend denial.

VOTED: In reference to Petition Z-5286, brought
by Robert Brown, 33 Hendry St., Dorchester,
for a forbidden use, conditional use and
two variances for change of occupancy from
three-family dwelling to lodging house in a
Residential (R-.8) District, the Boston
Redevelopment Authority recommends denial.
Lodging house is existing and presently
accommodates eight lodgers. Use is
incompatible with residential character of
properties on this dead end street. Neighbors
and abutters are opposed.



2-5286
33 HENDRY ST
(DOOR)

Z-5287

Robert Brown

19-21 Woodward St., South Boston
near Dorchester Avenue

Hearing: 8/18/81.

Three-story structure.

District(s):	apartment H-1-50	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from two apartments and coffee shop to
lodging house - 22 lodgers.

Violation(s):
Section

- 8-7 Dwelling converted for more families which does not meet the requirements of lot area and off-street parking is forbidden in an H-1-50 District.
- 8-7 Lodging house is conditional in an H-1-50 District.
- 9-2 Change in a non-conforming use.
- 14-2 Lot area is insufficient.
- 23-1 Off-street parking is insufficient.

Property has been used illegally as a lodging house for many years. Management, tenants and recent fires have been problems. Neighborhood is two and three family. Parking on the narrow one-way street can be accomplished only by placing side of vehicle on sidewalk. Neighborhood and abutters reaction is mixed. Community groups are opposed. Recommend denial.

VOTED: In reference to Petition Z-5287, brought by Robert Brown, 19-21 Woodward Street, South Boston, for a forbidden use, conditional use, change in a non-conforming use and two variances for change of occupancy from two apartments and coffee shop to lodging house in an Apartment (H-1-50) District, the Boston Redevelopment Authority recommends denial. Property has been used illegally as a lodging house for many years. Management, tenants and recent fires have been problems. Neighborhood is two and three family. Parking on the narrow one-way street can be accomplished only by placing side of vehicle on sidewalk. Neighborhood and abutters reaction is mixed. Community groups are opposed.



Z-5287
19-21 WOODWARD ST.
(S.B.)

Board of Appeal Referrals

8/6/81

Z-5291

George Damato

1318 River Street, Hyde Park
at Business St.

Hearing: 8/18/81

Gas service station.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Install three 10,000 gallon gasoline storage tanks.

Violation(s):

Section

8-6 Increase in conditional use.

Present storage is 4500 gallons. Increased capacity will reduce deliveries from 3-4 weekly to one per month. New tanks will be equipped with vapor recovery devices. Recommend approval with proviso.

VOTED: In reference to Petition Z-5291, brought by George Damato, 1318 River Street, Hyde Park, for a conditional use to install three 10,000 gallon gasoline storage tanks in a Local Business (L-1) District, the Boston Redevelopment Authority recommends approval provided hours of operation are not increased. Proposal will reduce deliveries from 3-4 weekly to one per month. New tanks will be equipped with vapor recovery devices.



Z-5291
1318 RIVER STREET
(H.P.)

Board of Appeal Referrals

8/6/81

Z-5292

FMR Properties

157-175 Devonshire St., Boston
near Milk St.

Hearing: 8/4/81

11-story structures.

District(s):	apartment_____	general business	B-10	industrial_____
	residential_____	local business	_____	waterfront_____
	single family_____			manufacturing_____

Purpose: Subdivide; combine building with stairtower.

Violation(s):

Section

20-1 Rear yard is insufficient.

21-1 Setback of parapet is insufficient.

Proposal would subdivide lot at 157. Stairtower under construction on new rear lot would be combined with building at 161 Devonshire. Recommend approval with proviso.

VOTED: In reference to Petition Z-5292, brought by FMR Properties, 157-175 Devonshire St., Boston, for two variances to subdivide and combine building with stairtower in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided plans of Devonshire and Arch Streets elevations are submitted to the Authority for design review.



Z-5292

157-175 DEVONSHIRE ST.
(B. P.)

Board of Appeal Referrals

8/6/81

Hearing: 8/4/81

One-story structure.

Z-5293

F & M Realty Trust

60 Grew Ave., Roslindale
at Pinedale Road

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-5</u>		manufacturing _____

Purpose: Erect one-story 40' x 40' addition to contractor's storage garage.

Violation(s):

Section

8-7 Garage for storage of contractors equipment is forbidden in an S-5 District.

7-4 In variance with former decision of Board of Appeal.

In 1971, Board of Appeal approved storage garage; Authority recommended denial.

Proposed addition is an inappropriate expansion of a commercial use in a predominantly residential neighborhood. There is community opposition to both existing building and proposed construction because of traffic, noise and dirt generated by equipment transport. Recommend denial.

VOTED: In reference to Petition Z-5293, brought by F & M Realty Trust, 60 Grew Ave., Roslindale, for a forbidden use and variance to erect a one-story addition to a contractor's storage garage in a Single Family (S-5) District, the Boston Redevelopment Authority recommends denial. Proposed addition is an inappropriate expansion of a commercial use in a predominantly residential neighborhood. There is community opposition to both existing building and proposed construction because of traffic, noise and dirt generated by equipment transport.



Z-5293
60 GREW AVE.
(ROS.)

Board of Appeal Referrals

8/4/81.

Z-5303

Robert Barrett

6-20 Fordham Road, Allston

near Brighton Avenue

Hearing: 8/4/81.

Two-story structure.

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from repair & service of automobiles to automobile parking, warehouse, office; erect addition.

Violation(s):
Section

- 9-2 Change in a non-conforming use.
- 11-2 Lot area is insufficient.
- 15-1 Floor area ratio is excessive.
- 18-1 Front yard is insufficient.
- 20-1 Rear yard is insufficient.

Small street is primarily commercial. Proposed uses would be less intrusive upon neighborhood than auto repair facility. Addition will provide office space. Recommend approval with provisos.

VOTED: In reference to Petition Z-5303, brought by Robert Barrett, 6-20 Fordham Road, Allston, for a change in a non-conforming use and four variances for change of occupancy from repair & service of automobiles to automobile parking, warehouse, office and erect an addition in an Apartment (H-1) District, the Boston Redevelopment Authority recommends approval with following provisos: that garage be adequately vented to insure pollution control; that garage have separate entrance and exit; that plans be submitted for design review.



Z-5303
6-20 FORDHAM RD.
(ALLSTON)

Board of Appeal Referrals

8/6/81.

Z-5306

Melville D. Seibolt

5337(r) Washington St., West Roxbury
near Dedham Line

Hearing: 8/4/81.

Vacant land.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family S-.5_____		manufacturing_____

Purpose: Erect two-story 16-unit apartment structure.

Violation(s):

Section

- 8-7 Multi-family dwelling is forbidden in an S-.5 District.
- 10-1 Parking not allowed within required front yard nor within five feet of side lot line.
- 14-5 Distance between buildings is insufficient.
- 14-5 Unobstructed access to building on rear of lot is insufficient.
- 14-2 Lot area is insufficient.
- 15-1 Floor area ratio is excessive.
- 20-1 Rear yard is insufficient.

Proposal is totally inappropriate. A two-family dwelling is located on front of lot. Inadequate access, additional traffic and potential illegal U turns could create serious traffic conditions. This development would have a detrimental effect on existing dwelling and abutting one and two-family neighborhood. Unanimous and vociferous community opposition. Recommend denial.

VOTED: In reference to Petition Z-5306, brought by Melville D. Seibolt, 5337(r) Washington Street, West Roxbury, for a forbidden use & occupancy six variances to erect a two-story 16-unit apartment structure in a Single Family (S-.5) District, the Boston Redevelopment Authority recommends denial. Proposal is totally inappropriate. A two-family dwelling is located in front of lot. Inadequate access, additional traffic and potential illegal U turns could create serious traffic conditions. This development would have a detrimental effect on existing dwelling and abutting one and two-family neighborhood. Unanimous and vociferous community opposition.



MARY
DRAPER
PLAYGROUND

Z-5306

5337(R) WASHINGTON ST
(W.R.)

Board of Appeal Referrals 8/6/81.

Z-5307

L & D Realty

95-99 Freeport St., Dorchester
at Kimball St.

Hearing: 8/4/81.

Three-story structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Erect two-story addition to light manufacturing structure.

Violation(s):

Section

- 8-7 Manufacturing of metal products is forbidden in an R-.8 District.
- 18-4 Front yard is insufficient.
- 19-1 Side yard is insufficient.
- 20-1 Rear yard is insufficient.

Petitioner has manufactured bicycle hardware at site since 1974 with support of abutters and neighbors. Majority of employees are Dorchester residents and expansion will create approximately ten new jobs.

Freeport Street is commercial-industrial in character. Yard deficiencies would be mitigated by landscape buffers. Recommend approval with provisos.

VOTED: In reference to Petition Z-5307, brought by L & D Realty, 95-99 Freeport St., Dorchester, for a forbidden use and three variances to erect a two-story addition to a light manufacturing structure in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with following provisos: that landscaping be provided to adequately buffer abutting properties; that plans be submitted for design review.



SOUTHEAST

Z-5307
95-98 FREEPORT ST
(DOOR)

DORCH

AVENUE
E ST

FREEPORT STREET

KIMBALL STREET

STREET

PARKING

OCCUPANCY

DUNCAN

FENON

GRANITE

STREET

CLAYTON PLACE

GREEN ST

STREET

STREET

STREET

STREET

STREET

HARTFORD AUTHORITY

TRANSIT

NEW HAVEN

CASNET ST

HARBELL TER

EDWARD

Board of Appeal Referrals

8/6/81.

Hearing: 8/18/81.

Three-story structure.

Z-5313

Clara Amalfitano

149-149a Dorchester St., So. Boston
at West Fifth Street

District(s):	apartment <u>H-1-50</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Change occupancy from one family dwelling and store
to three family dwelling and beauty salon.

Violation(s):
Section

8-7 Any dwelling converted for more families which does not meet
the requirements of lot area is forbidden in an H-1-50 District.

9-2 Change in a non-conforming use.

14-2 Lot area is insufficient.

Residential occupancy is consistent with two and three family neighborhood.
Beauty salon at street level will replace former store and office occupancies.
No opposition. Recommend approval with proviso.

VOTED: In reference to Petition Z-5313, brought
by Clara Amalfitano, 149-149a Dorchester
St., South Boston, for a forbidden use,
change in a non-conforming use and variance
for change of occupancy from one family
dwelling and store to three family dwelling
and beauty salon in an Apartment (H-1-50)
District, the Boston Redevelopment Authority
recommends approval provided sign plans
are submitted to the Authority for design review.

Z-5313

149-149A DORCHESTER ST.
(S.B.)



Board of Appeal Referrals 8/6/81

Z-5314
Hugh McCormack
54 Slocum Road, Jamaica Plain
near Woodland Road

Hearing: 8/18/81.

11,944 square feet of land.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: Erect one-family dwelling.

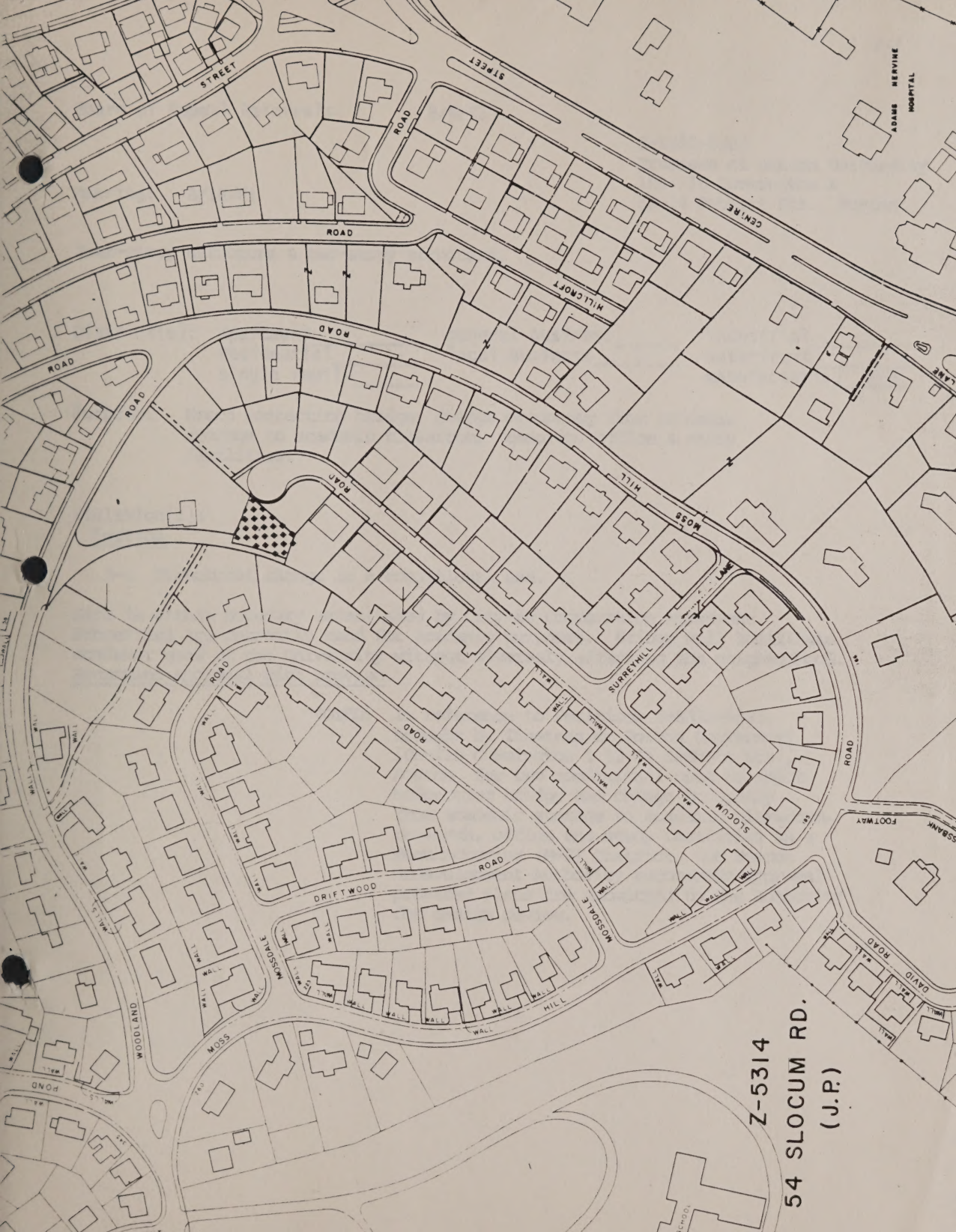
Violation(s):
Section

18-1 Front yard is insufficient.

20-1 Rear yard is insufficient.

Proposed dwelling is consistent in design and character with single family neighborhood. Abutters have no opposition. Recommend approval.

VOTED: In reference to Petition Z-5314, brought by Hugh McCormack, 54 Slocum Road, Jamaica Plain, for two variances to erect a one-family dwelling in a Single Family (S-.3) District, the Boston Redevelopment Authority recommends approval. Proposed dwelling is consistent in design and character with single family neighborhood.



Z-5314

54 SLOCUM RD.

(J.P.)

Board of Appeal Referrals

8/6/81

Z-5322-5323

Trustees of Boston University
108-110 Cummington &
12-14 Babbitt Sts., Boston

Hearing: 8/18/81

Four-story structure & two-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Erect connecting bridge; change occupancy from academic storage to academic classroom, research, office & study facilities.

Violation(s):
Section

8-6 Structural change in a conditional use.

Site is within boundary established by City-BU Cooperation Agreement. Properties are currently used for academic purposes. Bridge will facilitate academic uses of the University without adversely affecting the neighborhood. Recommend approval with proviso.

VOTED: In reference to Petitions Z-5322-5323, brought by Trustees of Boston University, 108-110 Cummington & 12-14 Babbitt Sts., Boston, for two conditional uses to erect connecting bridge and change occupancy from academic storage to academic classroom, research, office and study facilities in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

LINE

Z-5322-23

108-110 CUMMINGTON ST.
12-14 BABBIT ST.
(B.P.)



